

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2013**

- 4. APPLICATION:** **Z13-026 (ACCELA # 13335-00000-00143)**
Location: **5103 CENTRAL COLLEGE ROAD (43081)**, being 8.6± acres located at the southeast corner of Central College Road and Sedgemoor Drive (010-268562).
Existing Zoning: NG, Neighborhood General District.
Request: NE, Neighborhood Edge District.
Proposed Use: Single-unit residential development.
Applicant(s): Dominion Homes, Inc.; c/o Robert A. Meyer, Jr., Atty.; Porter, Wright, Morris & Arthur LLP; 41 South High Street; Columbus, Ohio 43215.
Property Owner(s): Dominion Homes, Inc.; 4900 Tuttle Crossing Boulevard; Columbus, Ohio 43016.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

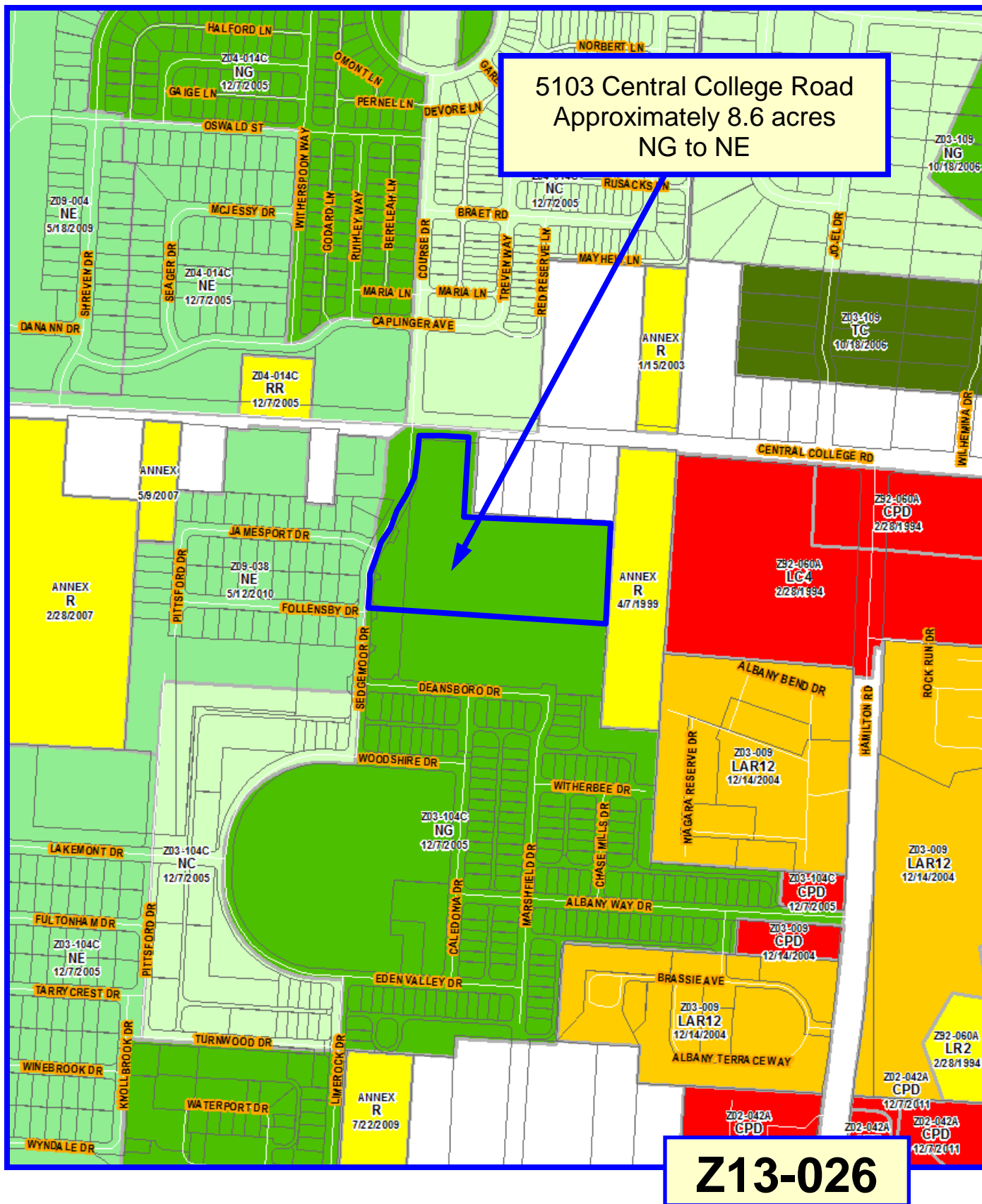
- o The 8.6± acre site contains is mostly undeveloped except for a 3.5± open space/retention area, and is zoned in the NG, Neighborhood General District (Z03-104C). The requested NE, Neighborhood Edge District will result in a decrease in density from 36 to 24 dwelling units and changes to the internal circulation by removing alley-based dwelling units. A companion Council Variance (CV13-018) is under consideration to vary the garage setback and tree planting pattern requirements in the NE District.
- o To the north across Central College Road are designated open space/retention pond areas zoned in the NE, Neighborhood Edge District. To the east are single-family dwellings in Plain Township, and a single-unit dwelling in the R, Rural District. To the south is undeveloped land zoned in the NG, Neighborhood General District. Single-unit dwellings in the NE, Neighborhood Edge District are located to the west.
- o The proposed Neighborhood Edge District will result in a decrease of twelve dwelling units and will replace alley-based dwellings with front-loaded garage dwellings. The applicant has also committed to providing bike racks in civic spaces and the proposed development will contain a sidewalk system to address Columbus Healthy Places comments.
- o A new Regulating Plan will be submitted for review after approval of the rezoning application. The location of the bike racks will be determined at this time.
- o The proposal remains consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2003), which identifies Traditional Neighborhood

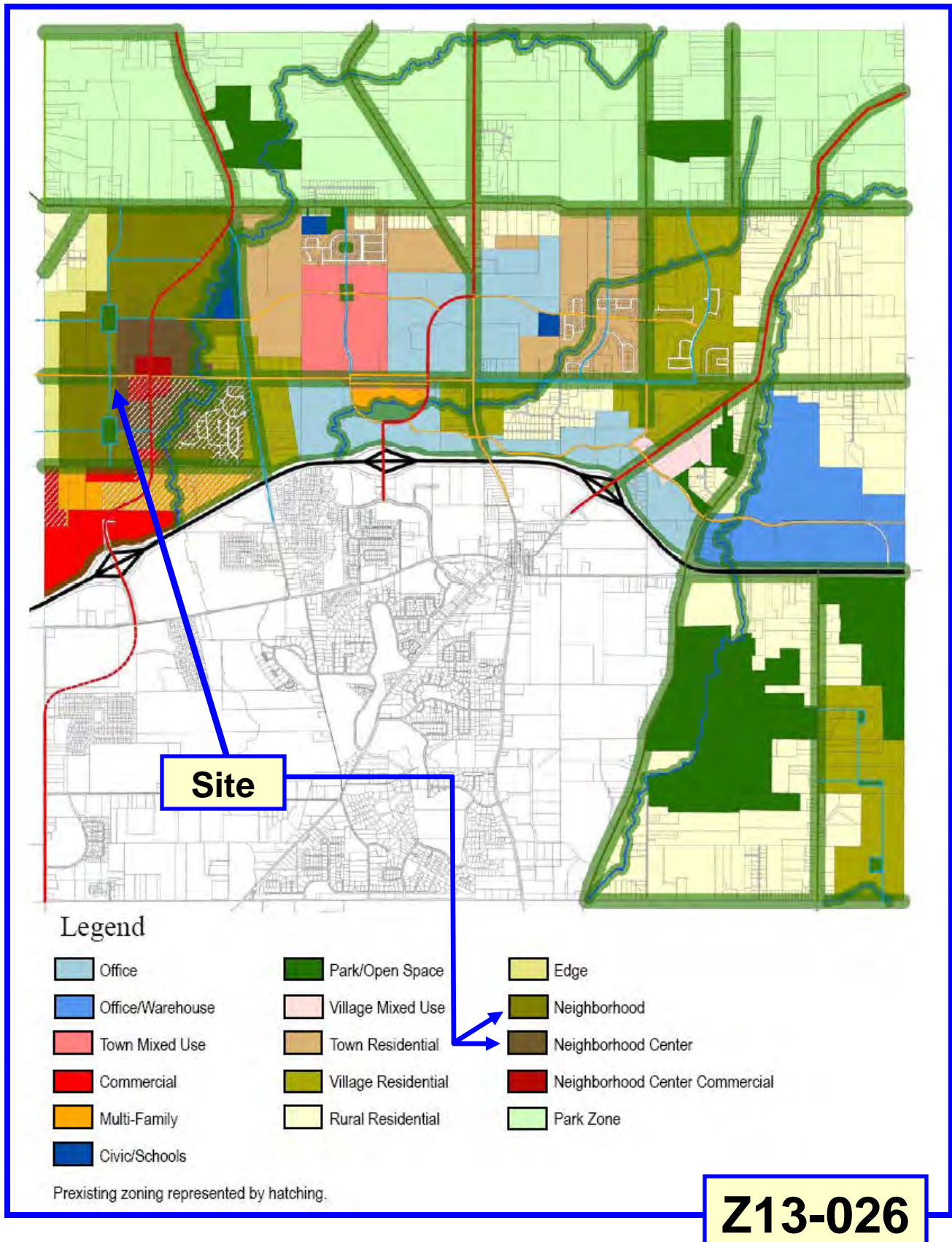
Development in the Neighborhood designation for this location. The Accord implementation panel recommended approval of this rezoning request on March 21, 2013.

- o The site is included within the Pay as We Grow plan for the Northeast growth corridor which requires the developer to pay a specified amount per dwelling unit towards infrastructure costs.
- o The *Columbus Thoroughfare Plan* identifies Central College Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested NE, Neighborhood Edge District will result in a decrease in density from 36 to 24 dwelling units and changes to the internal circulation by removing alley-based dwelling units. The request is consistent with the land use recommendations of the *Rocky Fork/Blacklick Accord* (2003), and with the zoning and development patterns of the area.







5103 Central College Road
Approximately 8.6 acres
NG to NE

Z13-026

REZONING

DATE

2/25/2013

EMH T

DOMINION HOMES

P.O. Box 10000
5000 Lube Crossing Blvd
Dublin, OH 43017

LOCATED IN:

SECTION 15, TOWNSHIP 2, RANGE 16
UNITED STATES OF AMERICA
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR

VILLAGE AT ALBANY CROSSING
PROPOSED REZONING PLAN

DATE

2/25/2013

DATE

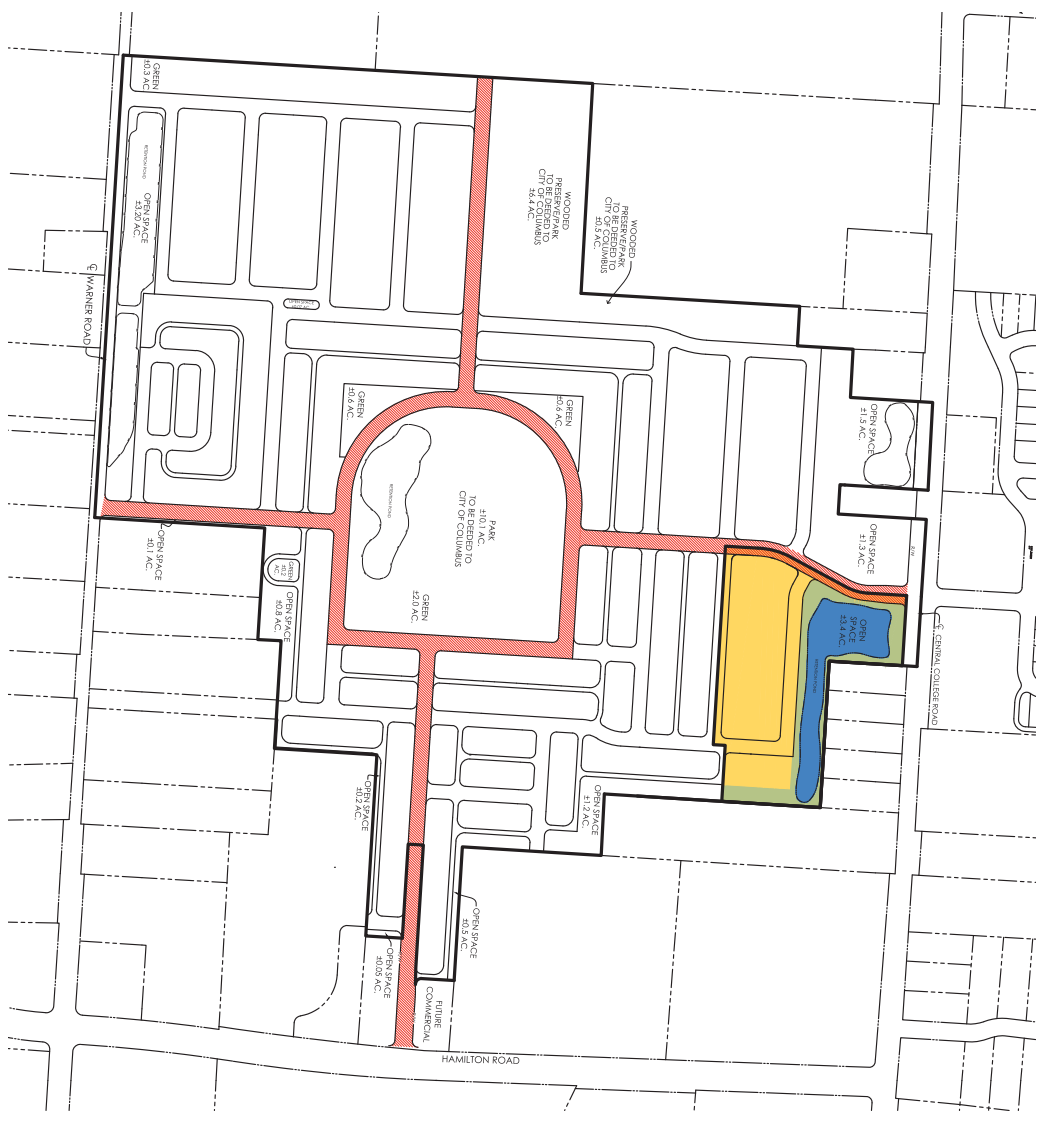
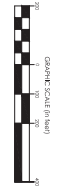
2013/01/15

SCALE

1" = 200'

SCALE

1/6



SUMMARY SITE DATA (REZONING)	
REZONING AREA	
TOTAL SITE AREA:	#8.6 AC.
TOTAL UNITS:	24 UNITS
-NEIGHBORHOOD EDGE:	24 UNITS
GROSS RESIDENTIAL DENSITY:	#2.79 DU/AC
NET RESIDENTIAL DENSITY:	#2.79 DU/AC
OPEN SPACE PROVIDED:	#0.33 AC.
-PUBLIC PARKS:	#3.4 AC.
	#0.0 AC.

LEGEND

PROPOSED PUBLIC ROAD

POND

GREEN / SQUARE

NEIGHBORHOOD EDGE

- NOTES
1. SECONDARY STREET PATTERNS ARE SUBJECT TO CHANGE BASED UPON LOT AND UNIT CONFIGURATION FROM THE RANGE OF ALTERNATIVES PERMITTED UNDER THE TND CODE, AS REFLECTED IN THE FUTURE REGULATING PLAN.

2. VARIATIONS MAY INCLUDE ROAD LOCATION AS A RESULT OF DIFFERENCES IN LOT DEPTH PERMITTED BY THE TND CODE.

3. OPEN SPACE REQUIREMENT CALCULATIONS BASED ON COLUMBUS CODE CHAPTER 3318-PARKLAND DEDICATION – 5.5AC. OPEN SPACE PER 1000 PEOPLE, 2.48 PERSONS PER OWNER-OCCUPIED HOUSEHOLD.

4. ALL STREETS WITHIN THE DEVELOPMENT UNLESS OTHERWISE NOTED HEREON ARE TO BE CLASSIFIED AS A PRIVATE STREET.

SUBMITTED BY:

FOR DOMINION HOMES, INC.

DATE



FILE

REVISIONS

DATE	DESCRIPTION
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DOMINIONTM
HOMES
P.O. Box 5000
5000 Turtle Crossing Blvd.
Dublin, OH 43017

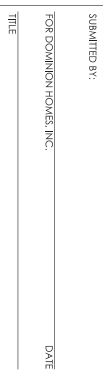
LOCATED IN:
SECTION 15, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
VILLAGE AT ALBANY CROSSING
NATURAL FEATURES

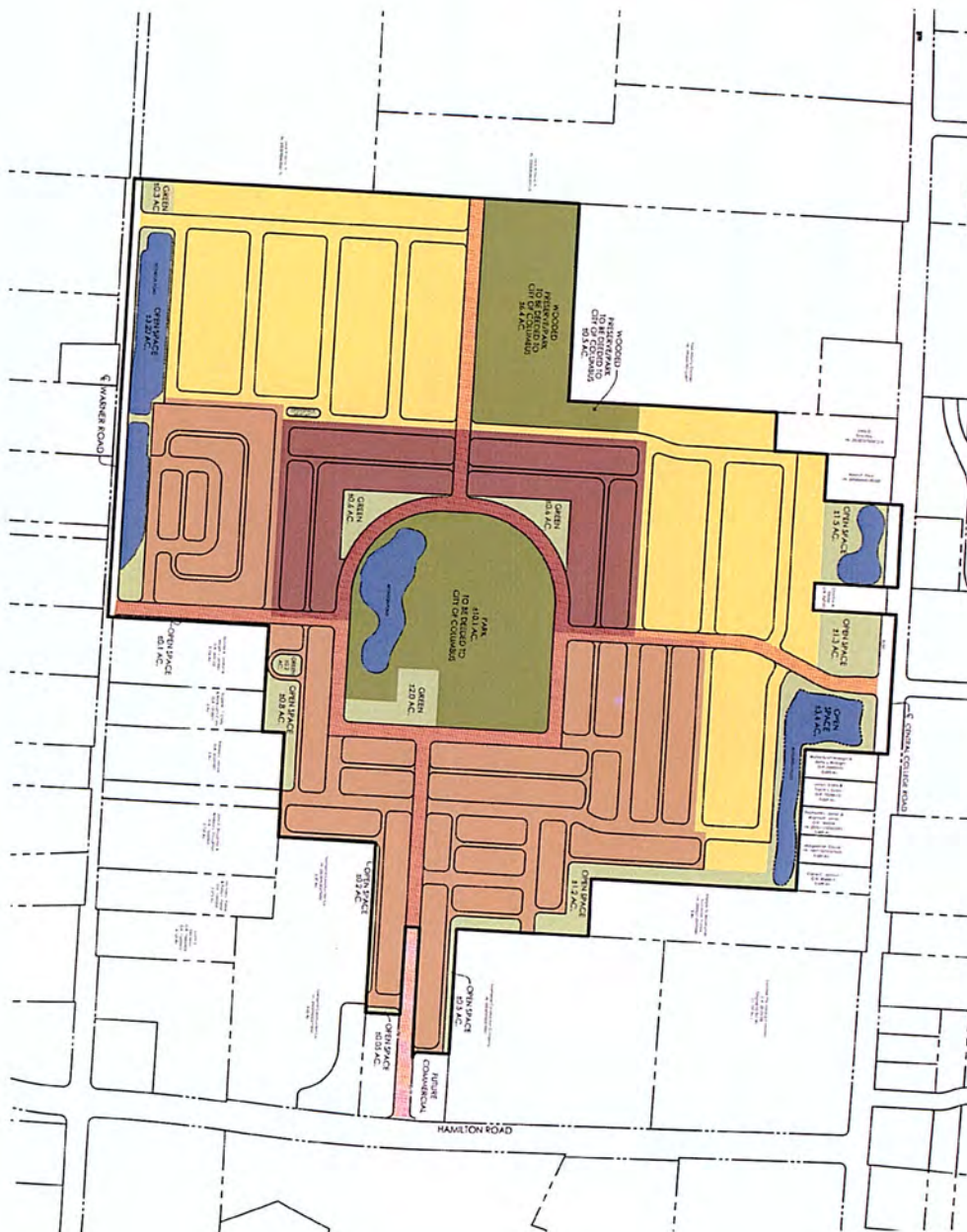
Date _____

MARCH 18, 2013

Job No. _____



4-10



**SUMMARY SITE DATA
(OVERALL VILLAGE AT ALBANY CROSSING DEVELOPMENT)**

TOTAL, NET UNIT AREA:	51723.5 AC.
TOTAL, NET SITE:	590 UNITS
-NEIGHBORHOOD EDGE:	548 UNITS
-NEIGHBORHOOD CENTRAL:	161 UNITS
-NEIGHBORHOOD CENTER:	203 UNITS
TOTAL, NET RESIDENTIAL DENSITY:	136 UNITS
OFFICE SPACE REQUIRED:	\$4.68 D/U/AC
OFFICE SPACE PROVIDED:	\$7.91 AC.
PUBLIC PARKS:	\$25.87 AC.
	\$17.0 AC.
	\$17.0 AC.

* As set forth on the approved preliminary plan for the entire development, the total open space acreage differs slightly from on prior, more conceptual plans. This Reopening does not affect or change the location or size of the open spaces as delineated on previous regulatory plans or preliminary plans approved by the City of Columbus.

LEGEND

- | | |
|----------------------|---|
| PROPOSED PUBLIC ROAD |  |
| POND |  |
| GREEN / SQUARE |  |
| PARK |  |
| NEIGHBORHOOD CENTER |  |
| NEIGHBORHOOD GENERAL |  |
| NEIGHBORHOOD EDGE |  |



SUBMITTED BY:	DATE
FOR COMMON HOME, INC.	
TITLE	

DEVELOPMENT PLAN
FOR
VILLAGE AT ALBANY CROSSING
OVERALL SITE SUMMARY

MAARCH 3, 2013	2013 0143
Revised	Printed
1 st * 2007	6/6

RECORD OF PROCEEDINGS

MARCH 21, 2013

7:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 7:05 pm at New Albany Village Hall with the following members present: Don Ballard, Claudia Husak, Mike Chappellear, Rich Kight, Meera Parthasarathy, and Gary Schmidt. Ms. Husak chaired the meeting. Staff members present were Devayani Puranik, Cindy Powell, and Adrienne Joly.

II. Record of Proceedings

September 2011 minutes approved. (Mr. Ballard- First; Mr. Schmidt- Second; Mr. Kight- Abstain)
November 2012 minutes approved. (Ms. Parthasarathy- First; Mr. Chappellear- Second)

III. Old Business

IV. Cases/Public Hearings

1. 5103 Central College Rd (Z13-026/ CV13-018)

Review and Action regarding a Columbus application to rezone 8.6 acres within the Village at Albany Crossing TND development from Neighborhood General (NG) to Neighborhood Edge (NE) and related variances for garage setback and tree spacing.

Proposed Use: Single Family Residential

Applicant: Dominion Homes; c/o Robert A Meyer, Jr, Atty

Staff Presentation: Columbus planner Devayani Puranik began Power Point presentation explaining location of proposed application. The overall project was described with visuals of existing zoning and requested rezoning within the Village at Albany Crossings subdivision. Ms. Puranik explained two related variances and noted that there are no concerns from staff's point of view regarding compatibility to existing development. The requested rezoning density is within the recommended range of RFBA Neighborhood district and the requested variances are similar to previously approved variances for existing Neighborhood Edge zoning within the same subdivision. There are no specific issues regarding requested rezoning.

Application Presentation: Mr. Rob Meyer, attorney for the applicant, explained the overall project and noted that there will be two variances associated with the development. The first is to eliminate the requirement for garages to be recessed 2 feet from the front façade of the main building to allow garages to project a maximum of 8 feet forward of the building façade on a maximum of 40 percent of the units built within the site.

The second one to vary requirements of the Thoroughfare Standards Table by increasing the spacing between street trees to include a random pattern with trees a maximum spacing between trees of 60 feet. The Developer will install at least the equivalent of one street tree per thirty (30) lineal feet of street frontage, for both sides of the street. The Developer may place trees based on site conditions, and may redistribute the balance as grouped

elsewhere within the site.

Mr. Meyer explained that the developer is not intending to cut down the total number of trees but seeks some flexibility depending on site situations and visual quality.

He also explained that the rezoning request is an outcome of current market condition and more demand for traditional single family units within Neighborhood Edge zoning than current Neighborhood General zoning for alley based condominium units.

Panel Discussion

Mr. Chappellear asked about the difference between Neighborhood General and Neighborhood Edge categories.

Mr. Meyer said that Neighborhood General Areas have alley based single family homes and Neighborhood Edge areas have typical suburban single family homes.

Mr. Kight said that he does not see any major issues related to this application. But he has a few comments. He asked about the any development plans anticipated for the six neighboring lots fronting on Central College Rd and the larger parcel along east side of the proposed development, which area within Plain Township.

Ms. Puranik said that she is not aware of any plans.

Mr. Kight asked if there was any possibility to align the two driveways to streamline the currently offset intersection. He said that given the minimal traffic using that intersection; it's not a major issue. But aligning driveways will result in better circulation.

Mr. Chappellear asked about the offset distance.

Mr. Schmidt said that it could be 100'. He said that considering the traffic and speed along those driveways, the circulation will not be majorly impacted.

Mr. Kight asked if there is any transit service around this area given the intent of the development was to create walkable transit oriented development.

Mr. Meyer said that he is not aware of any.

Ms. Husak said that the four lots toward the east of proposal seem awkwardly situated.

Mr. Meyer said that those lots will be next to alley based housing development.

Ms. Husak said that she is comfortable with the rezoning request but she is not very comfortable with the 40% projecting garage variance. She said that it is not the aesthetic intent for this type of TND development.

Ms. Parthasarathy asked of the west side of development is the similar type of development as requested by this rezoning.

Mr. Meyer said that the new rezoning will be same as the west side development. The new houses with the projected garages will be same as the houses already developed along west side.

Mr. Chappellear asked if the garage will stick out for the houses developed using variance standards.

Mr. Meyer said that even though the garages are projected, they will still be within the setback. These houses will provide 100 sq. foot porches along the garage.

Mr. Schmidt asked about the tree variance.

Mr. Meyer said that the trees with 30' center usually match with the driveways. Hence they are requesting max. 60' distance. The remaining trees will be planted elsewhere within the development.

Mr. Chappellear asked if the remaining trees can be planted within the buffer to the east as that will be helpful to protect the neighboring east parcel which is currently within the Township.

Mr. Schmidt said that typically major buffer is not required between neighboring properties if they are used for residential purposes. He would prefer to plant the trees within the park areas.

Ms. Parthasarathy said that personally she prefers the proposal to the alley based housing as it helps to prevent excess stormwater runoff and alley maintenance.

Mr. Chappellear asked about the square footage of the houses.

Mr. Meyer said that the houses will be about 1,700 to 2,000 sq. feet within Columbus School system.

Mr. Meyer thanked the panel.

MOTION: To approve

MOTION BY: Mr. Schmidt, seconded by Ms. Husak

RESULT: Approval (6-0)

V. New Business

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:50 pm.